

**P/. LAND USE AND URBAN DESIGN
POLICIES**

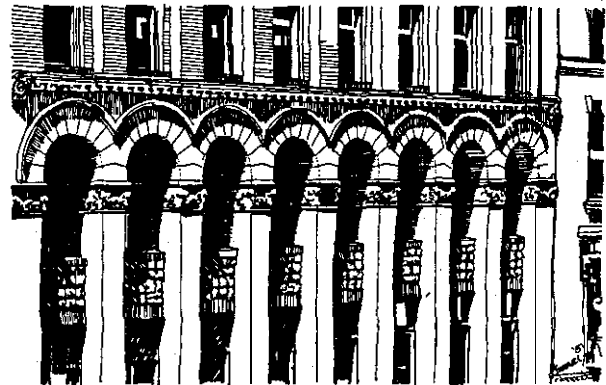
LAND USE

Introduction

Simplifying the arrangement of downtown land use designations, acknowledging the need to accommodate more mixed use development activity, and stimulating greater private investment in market-rate are primary objectives for downtown. As development interests compete for a shrinking **supply** of developable land within the downtown, it is important that regulations provide appropriate directions and incentives for the kind of development that is most suitable and desirable in downtown. The following goals have been designed to meet these challenges:

- ◆ **Stimulate** development desired by neighborhoods by revising and simplifying the zoning code bonus provisions.
 - Eliminate the existing bonus tiering system and replace it with a menu of bonus features designed to implement each neighborhood's planning priorities.
 - Eliminate unnecessary bonus features and replace them with new bonus features designed to implement neighborhood planning objectives.
 - Reevaluate bonuses and their values every five years to ensure bonuses are achieving neighborhood planning **goals**.
- Stimulate greater private investment in low-moderate income housing (50%-80% of median income).
 - Allow transferable development rights (**TDRs**) to be used for **low-moderate** income housing.
 - Institute a Housing Superbonus that links job growth and housing development.

- ◆ Create more **open space**, Green Streets, and **pedestrian-oriented streets** in downtown.
 - Assign one City department oversight and responsibility for implementing Green Streets and pedestrian-oriented streets.
 - Devise a **funding mechanism** for implementing the design, construction, and maintenance of Green Streets and pedestrian-oriented streets.
- ◆ Create a downtown-wide urban design master plan.
 - The City should hire a private consultant to prepare a downtown-wide urban center master plan for **street-right-of-ways** and public places.



URBAN FORM

POLICY LU-1 : HISTORIC PRESERVATION

The preservation, restoration and **re-use** of individual historic buildings and groupings of buildings shall be encouraged through development regulations, and incentives to encourage the retention of buildings most threatened by development pressures, and **infill** development within historic districts.

Implementation Guideline 1 Preservation and Landmarks Boards and Ordinances

The Boards responsible for evaluation and recommendations regarding downtown landmark structures shall be maintained and supported. The effectiveness of local landmarks preservation **legislation** and relation to state and federal measures **shall** be reviewed on a regular basis and changes made as **determined** appropriate.

Implementation Guideline 2 Additional Landmark Designations

Additional downtown buildings and groups of buildings that impart a strong sense of character and place through a combination of historic importance, and significance in terms of architectural, cultural and/or social interest shall be considered for designation as Seattle **Landmarks**.

Implementation Guideline 3 Transfer of Development Rights

The transfer of unused development rights from designated Seattle Landmarks and Landmark Performing Arts Theaters located in those areas of downtown with the greatest development pressure shall be allowed to any other downtown location subject to land use regulations on the sending and receiving sites. A condition of the development **rights** transfer shall be the restoration and preservation of the structure on the sending site. Public access shall be provided to the designated features of the landmark.

Implementation Guideline 4 In-Fill Development

Within downtown historic districts not subject to an urban renewal plan, transfer of unused development rights shall be allowed from new development on sites vacant prior to January 1, 1984, to any eligible receiving site within downtown, subject to land use regulations on the sending and receiving sites and the mechanisms established by Policy 24: Transfer of Development Rights.

Implementation Guideline 5 Floor Area Bonus Limitation

Unless authorized by the Landmarks Preservation Board, development that results in the destruction of a structure designated as a Seattle Landmark shall not be allowed to acquire additional development rights through a floor area bonus.

Implementation Guideline 6 Historic Buildings In Residential Areas

Designated Seattle Landmarks located **within** downtown residential zones shall be exempt from any restrictions on commercial **density** provided:

- A. The building is restored and committed for long term preservation.
- B. After restoration the building contains residential floor area equivalent to that occupied by housing as of January 1, 1974.
- C. The gross floor area in nonresidential use is no greater than the total gross floor area of the structure prior to restoration.

Implementation Guideline 7 Design Review

Downtown design review procedures and design guidelines shall be revised to reflect recommendations of the Downtown Urban Center and downtown neighborhood plans.

POLICY LU-2: BUILDING HEIGHT

The height of new development shall be **regulated** to: 1) communicate the intensity and character of development in different parts of downtown; 2) protect the light, air and human scale qualities of the street. environment in areas of distinctive physical and/or historic character; and 3) provide transition to the edges of downtown to complement the physical form, features and landmarks of the areas surrounding downtown.

Implementation Guideline 1 Height Limits

Specific **height** limits shall be established for all areas of downtown. Building height shall also be regulated through a maximum floor. area ratio. Height limits for the rest of

downtown shall be lower than that which is achievable in the office core and be in general conformance with the Height ~~Concept map~~ (Map 15) and the **following criteria:** “

A. Transition. Height limits shall taper from an apex in the office core toward the perimeter of downtown, to provide transitions to the waterfront and neighborhoods adjacent **to** downtown.

B. Existing Character. Height limits shall recognize and enhance the existing scale and unique character of areas within downtown including the retail core, office core, the Pike Place Market, **Belletown**, the waterfront, Pioneer Square and the international **District**.

C. Development Regulations. Height limits shall be compatible with allowed building uses, densities and other development regulations.

D. Boundaries. Height limits and [and use district boundaries shall be coordinated.

E. Height Limits in Shoreline Areas. Building heights within shoreline areas shall be in conformance with the **heights** established in the Seattle Shoreline Master Program. Height in shoreline areas shall be measured according to the Shoreline Master Program regulations.

F. Height Measurement. **The** maximum building envelope shall generally reflect the topography of the site with allowances provided to reflect the street pattern and topographic conditions.

G,. Exemptions to Height Limits for Roof-Top Features. The height, placement, coverage, and to a limited extent, design, of rooftop features shall be regulated to **allow** normal building or use functions and the development of solar energy.

Special roof-top features may be permitted to exceed **the** height limits through a Council conditional use. The request for additional

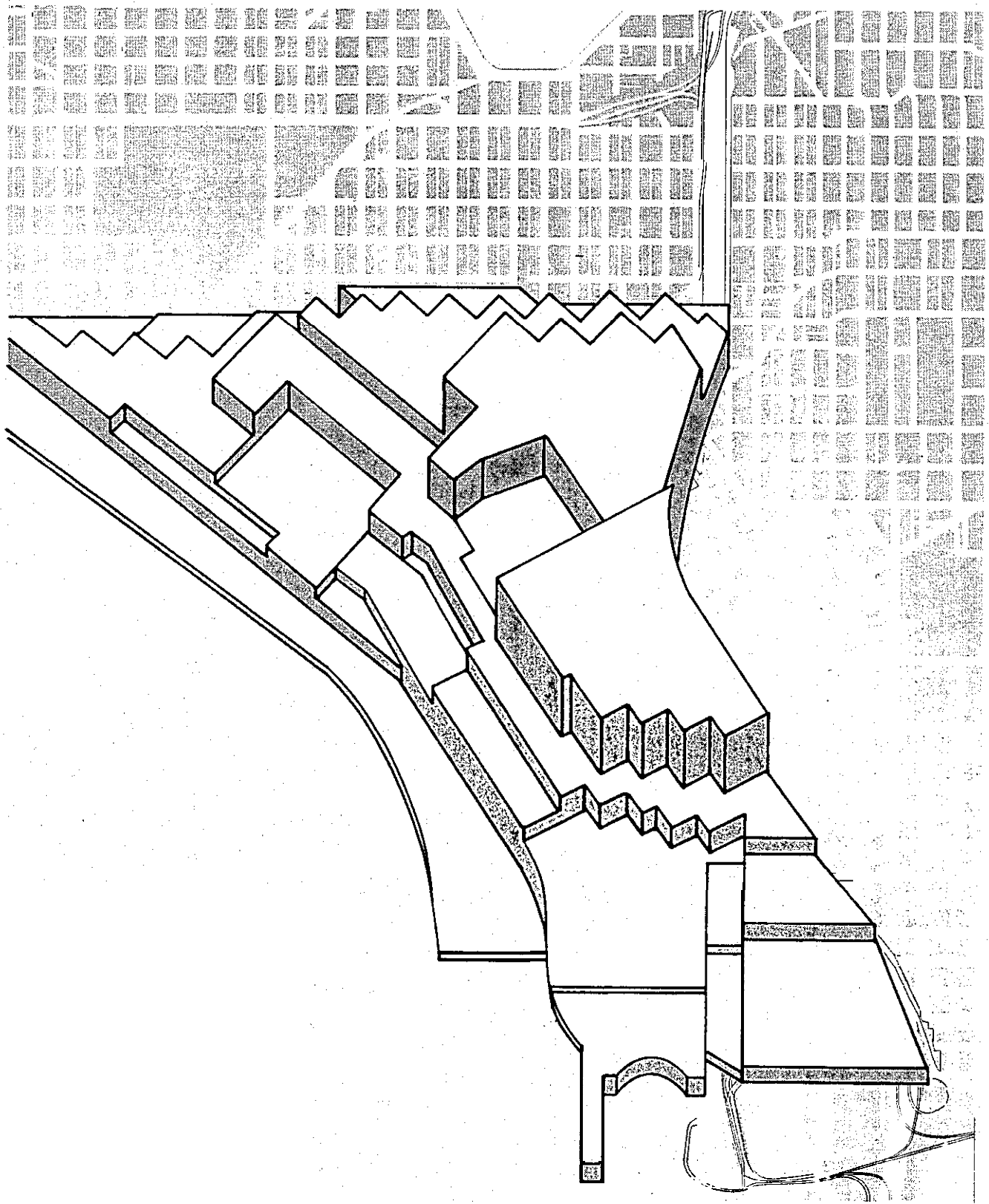
height shall be evaluated on the basis of public benefits provided, the possible impacts of the additional height, consistency with the **City's Land Use Policies**, design review and **the following** specific criteria:

- The feature shall be compatible with and not **adversely** affect the downtown skyline.
- The feature shall not significantly adversely affect the light, air, solar and visual access of properties within a 300-foot radius.
- The feature, supporting structure and the associated **building** or structure below, shall be compatible in design elements such as bulk, profile, **color** and materials.
- The feature shall not adversely affect the function of existing transmission or receiving equipment within a **5-mile** radius.
- The increased size is required for the successful physical function of the feature.

H. Exemptions to Height Limits for Urban Design Compatibility. The height of buildings may be ~~perrmitted~~ to exceed current height limits in DOC1 and DOC2 zones by up **to** 20%0, provided **that** there is no increase in floor area ratio density, through the design review process. The request for additional height shall be evaluated on the basis of public benefits provided, the possible impacts” of the additional height, consistency with the **City's Land Use Policies**, design review and the following specific criteria:

- The additional height **shall** improve the urban design relationship of the **building** to its neighbors by relating to the height of adjacent buildings.
- The additional height shall improve the architectural aesthetics of the building by

allowing options to squat, bulky building shapes.



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Height Concept Map

The additional **height** shall allow a more efficient, **functional** configuration of the building tower.

- . The **additional** height shall not adversely affect the prioritization of housing in **the** bonus system.

POLICY LU-3: BUILDING SCALE

The form and arrangement of large buildings shall be controlled to reduce shadow and wind impacts at the street level and promote a strong physical and human scale relationship with the pedestrian environment. In areas where consistency of building form is important to the maintenance of an identifiable character and function, building bulk shall be regulated to achieve integration of new and existing development. In residential areas the bulk of tall buildings shall be limited to provide for light, air and views at street level and reduce the perceived scale of the **buildings**.

Development standards to reduce impacts of large scale buildings shall vary by district consistent with the desired scale and development pattern in the area. Building bulk may be regulated through: upper level requirements, site coverage limits above certain height of structures, maximum wall dimensions, view corridor setback, and minimum site size.

POLICY LU-4 STREET LEVEL VIEWS

Street level views of important natural features shall be identified and designated as view corridors. View corridors shall be protected through regulations controlling actions within the public right-of-way and reasonable development standards for abutting property.

Implementation Guideline 1 View Corridors

The street segments that provide views to Elliott Bay, West Seattle, Mount **Rainier** and the Olympic Mountains shall be designated

view **corridors** in" accordance with View Corridors Map. These designated View corridors **shall** be considered in **evaluating** street vacations and encroachments in accordance with Policy **LU-6: Uses of Street Space**, and skybridges and aerial trams in accordance with Policy T-4 Pedestrian Circulation.

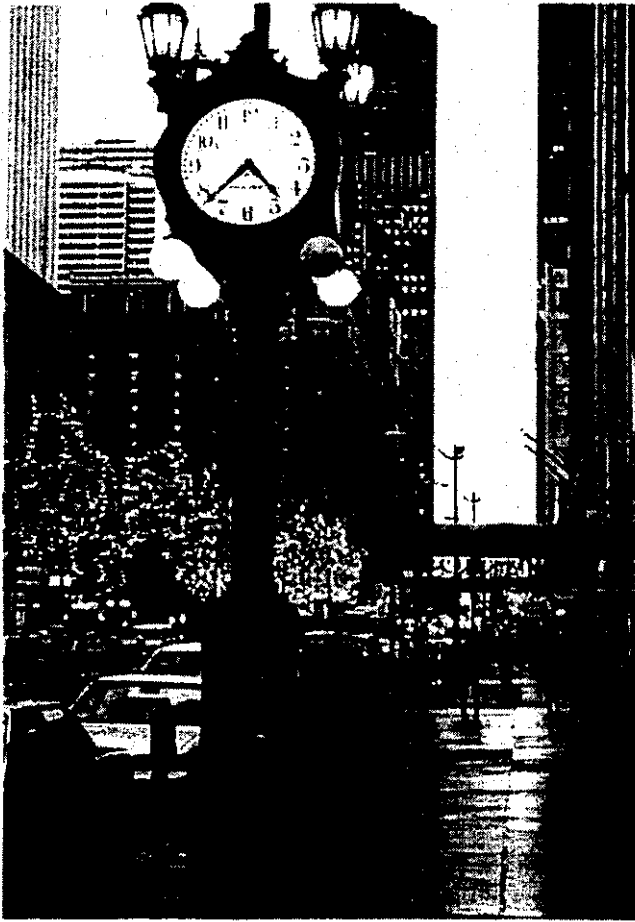
Implementation Guideline 2 View Corridor Setbacks

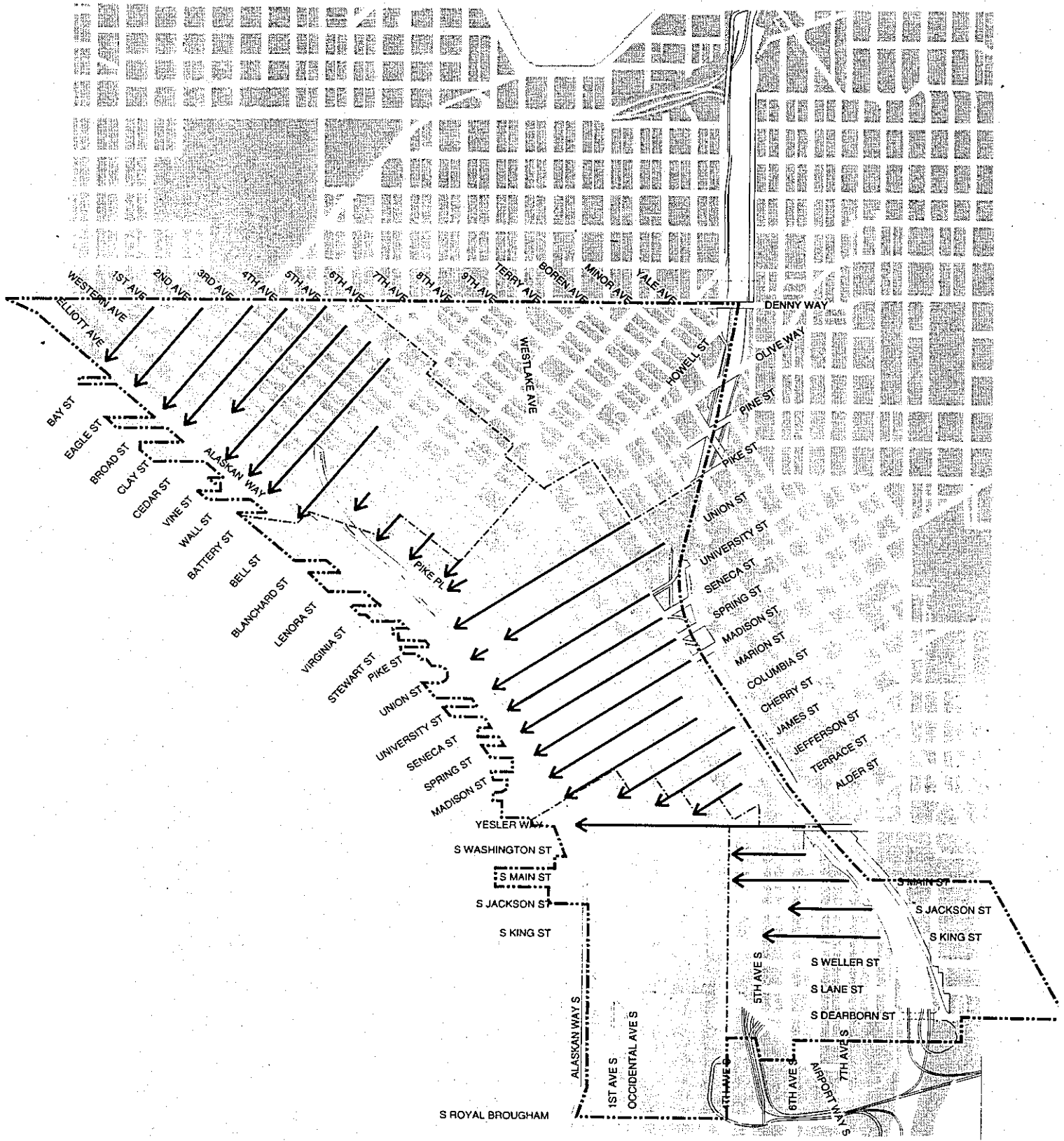
In addition to any setbacks required to reduce building bulk, the upper portion of buildings shall be set back to provide a view corridor along street segments designated as View Corridors Setbacks.

The elevation and the depth of setback shall be adjusted in relation to topography to enhance the scope of the view. The vertical elevation of the setback **shall** be related to the lower height of existing development near the waterfront, over which the pedestrian presently has broad views. As streets rise from the waterfront, the height at which the setback must occur to maintain the scope of view shall decrease.

The horizontal depth of **the** setback shall also vary. Uphill, where the elevation of the setback is lowest, the depth of the setback shall be the least. Moving downhill, the setback depth shall increase to maintain the wide scope of view down the street.

This principle **relating topography** and setbacks, balances the setback requirements as they apply to sites sequentially along each street so that deep setback occur at high elevations and shallow setbacks occur at lower elevations.





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View Corridors

POLICY LU-5: STREET LEVEL DEVELOPMENT STANDARDS

A strong relationship between buildings and the sidewalk environment shall be established through specific street level development standards and incentives. **Streetwalls**, facade transparency, blank walls, screening of parking, street landscaping, and overhead weather protection shall be regulated. Standards shall be based on **the** pedestrian environment policies and the pedestrian street classification system.

The standards are intended to: 1) make the streets an enjoyable and pleasant place to be; 2) provide visual interest for the pedestrian; 3) provide a comfortable sense of enclosure along the street; 4) integrate individual buildings within the **streetscape**; 5) bring the activity occurring within buildings into direct contact with the street environment; and 6) provide strong edges to clearly define public open spaces.

Implementation Guideline 1 Development Standards in Soecial Districts

Street level development within the Pioneer Square Preservation District, International Special Review District and Pike Place Project Urban Renewal Area shall be regulated in accordance with guidelines developed and administered by the appropriate boards or City department. Street level development of waterfront **lots** shall be regulated in accordance with Downtown Harborfront policies.

Implementation Guideline 2 Pedestrian Street Classification

The Pedestrian Street Classification System and map included in **the** Transportation Element shall form the basis for regulating street level development. Standards shall vary depending on the classification of the street and the predominant character of the area.

Implementation Guideline 3 Standards for eneral Street Walls

General street wall standards shall be established throughout downtown for the minimum required street wall height and the maximum area that the street wall may be set back from the street property line.

Implementation Guideline 4 Standards for Property Line Street Walls

Where a consistent pattern has been established **by** existing development, stricter **.-** street wall standards shall apply at those locations identified on the Property Line Street Walls map (Map 18).

Implementation Guideline 5 Facade Transparency

Visibility to building **interiors** or display **.,** windows shall be required **in order** to maintain an attractive and diverse pedestrian environment.

Implementation Guideline 6 Blank Wall Limitations

The length of blank walls shall be limited to prevent the disruption of existing patterns of use and avoid an uninviting street environment.

Implementation Guideline 7 Overhead Weather Protection

A floor area bonus shall, be established to encourage the provision of overhead **weather** protection along all Class I Pedestrian "Streets in areas where floor area bonuses apply.

Implementation Guideline 8 Street landscaping

Street trees shall be required on all downtown streets as part of new development to provide a visual amenity for pedestrians as well as a psychological buffer from the noise and dirt of street traffic. Deciduous trees shall be preferred. Tree planting shall conform to the Street Tree Planting standards **of the City** of Seattle, subject to the following modifications

A. Street trees and other landscaping on designated view corridors within the public

right-of-way shall be subject to standards developed to assure view preservation.

B. Street trees and other landscaping on Green Streets shall be provided according to the specific design for each Green Street.

C. Where areaways are located beneath the public sidewalk, provision shall be made for below grade planting containers to accommodate the required street landscaping.

Implementation Guideline 9 Screening of Parking

Parking within structures at or above grade shall be screened to ensure an active and visually pleasing street environment. Type I and 11 Pedestrian Streets shall be protected from visual impact of parking. Parking at street level shall not be permitted in Type I Pedestrian Streets unless separated from the street by another use. In other locations, parking within structures at street level may be allowed provided it is screened from view at sidewalk level, and the street level wall shall be enhanced by architectural detailing, artwork, landscaping or features providing similar visual interest. Lighting shall be shielded to minimize nighttime glare affecting nearby areas.

Landscaping and a solid fence or wall or a landscaped berm shall be provided along the street frontage of surface parking lots.

POLICY LU-6: USES AT STREET LEVEL

Uses at street level which provide pedestrian interest and generate activity shall be required or encouraged selectively in conformance with policies for the pedestrian environment. Street level uses shall be promoted to reinforce and not dilute existing retail concentrations, enhance main pedestrian links between areas and establish new pedestrian activity where appropriate to meet area objectives. Incentives for the provision of street level uses and for shopper amenities

shall be provided by FAR exemptions or as part of the bonus program.

Retail and service uses shall be required at the street level of new development in accordance with the Street Level Use map, where the continuity of retail activity has been determined to be important.

Where exterior public benefit features are developed in accordance with the standards of **Policy LU-22: Floor Area Bonus System**, street level uses shall be in conformance with the criteria for the feature provided.

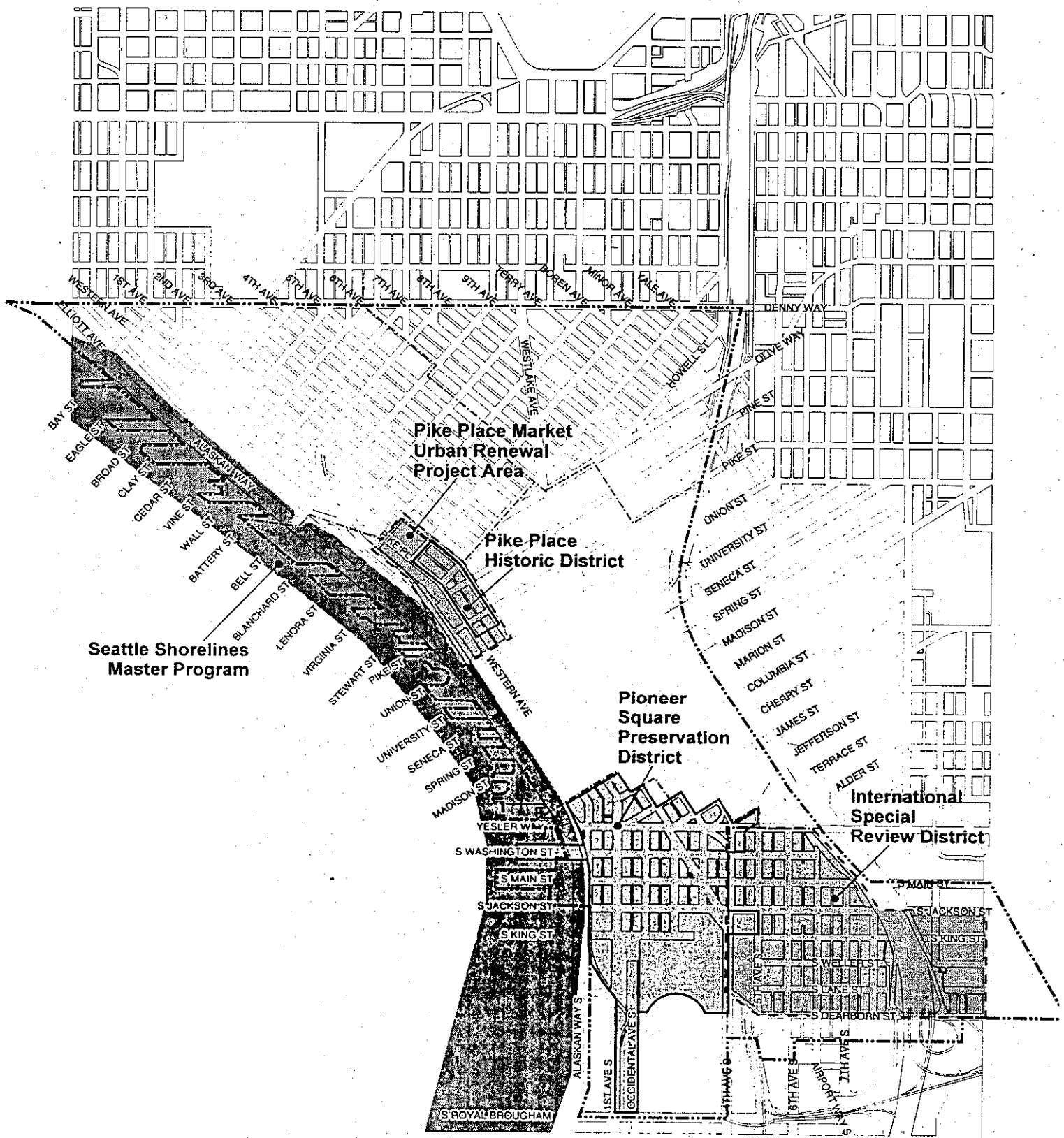
Uses which are accessible to the general public, open during established shopping hours, generate walk-in pedestrian clientele and contribute to a high level of pedestrian activity **shall** qualify for the use requirement.

A floor area bonus and exemption from calculation in allowed density shall be granted for inclusion of specified street level use on all Class I Pedestrian Streets and Green Streets in office, retail and mixed use areas.

Eligible locations for retail shopping and shopper amenity bonuses (shopping atriums and shopping corridors) are shown on the following map.

POLICY LU-7: SIGNS

Signs shall be regulated to: 1) allow adequate identification of businesses; 2) add interest to the street level environment; 3) reduce visual clutter, and 4) enhance the appearance and safety of the downtown area. **All** signs shall be oriented to pedestrians and persons in vehicles at street level.



Special Review
Overlay Districts



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A: maximum height regulation for all downtown signs shall be established. Signs on roofs and the upper floors of buildings intended primarily to be seen by motorists and others from a distance shall be prohibited.

The present policy of prohibiting the issuance of permits for new billboards shall continue; existing billboards may be maintained and repaired, but shall not be expanded or structurally altered.

Signage within the Pioneer Square Preservation District, International Special Review District and **the** Pike Place Project Urban Renewal Area "shall be subject to the regulations and approval of the appropriate boards.

POLICY LU-8: LAND USE AREA REGULATION

To recognize and enhance the urban center designation and the varied character of downtown's many parts and provide direction for growth and change, downtown shall be divided into areas which establish a primary land use function. All areas of downtown shall be classified with one of the following primary functional designations

- Office
- Retail
- . Mixed Use Commercial
- Mixed Use Residential
- . Harborfront

In addition, the designation shall be consistent with **the function** and purpose of special districts as established by the City Council.

POLICY LU-9: USES

A wide range of uses **shall** be allowed downtown, consistent with the goals to maintain downtown's regional importance, create a strong residential community, improve the physical environment and add activity and diversity to the areas of varied **character**. Uses which conflict with the general objectives for downtown shall be prohibited. Those that are not compatible with the desired character of specific areas may be restricted or prohibited in an area

Implementation Guideline 1 Uses Permitted Throughout Downtown

In keeping with the goals for variety and diversity of activity in downtown, a wide range of categories of uses shall be permitted throughout downtown, provided such uses are compatible with the intended character and **function** of the area and, subject to the density and development standards of each land use district.

Implementation Guideline 2 Restricted Uses

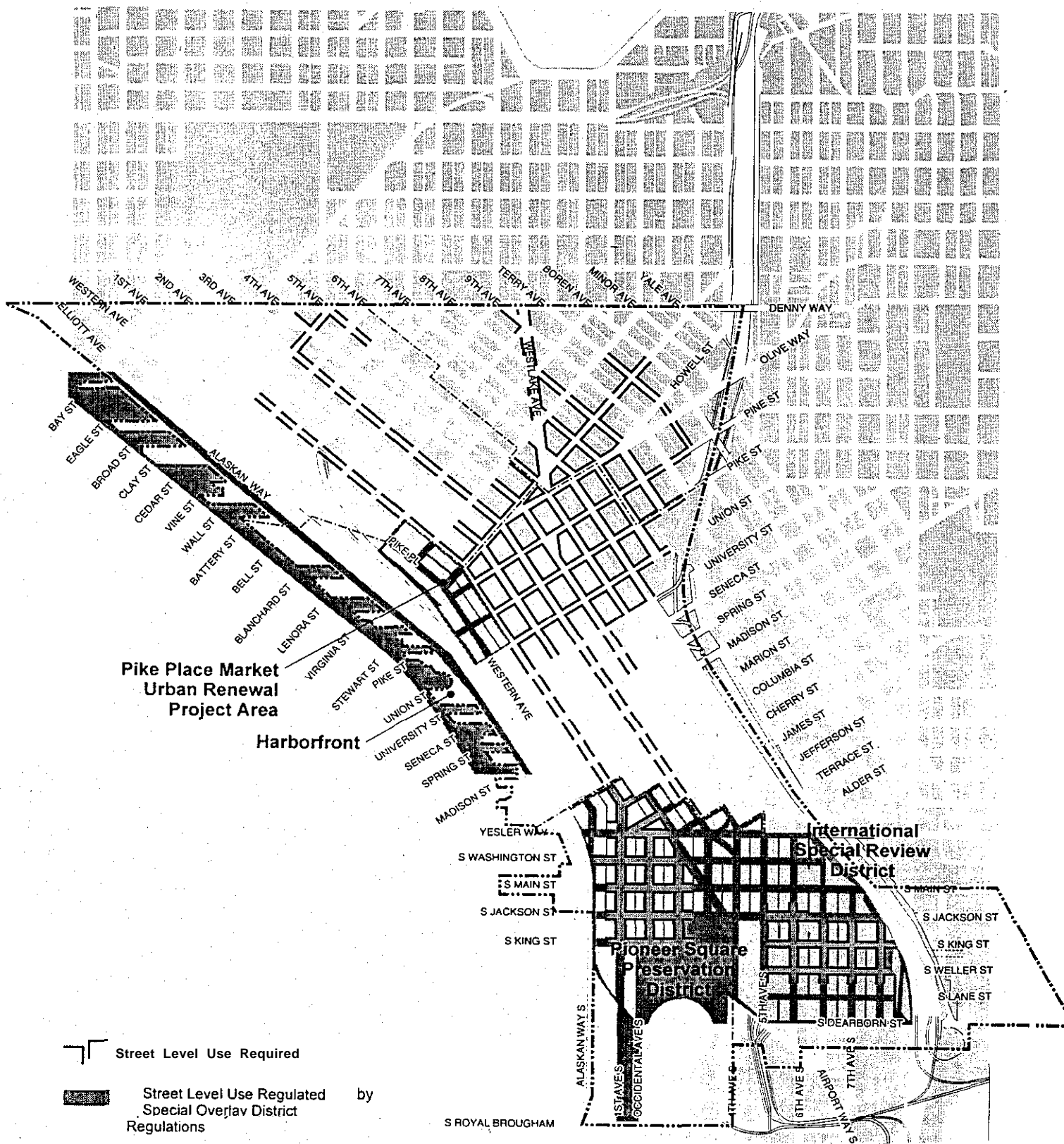
Where certain uses conflict with the **intended** character and function of an area they shall be restricted or **subject** to a conditional use procedure.

Implementation Guideline 3 Prohibited Uses

The following uses which would conflict with the overall objectives for the downtown environment shall be prohibited: heavy manufacturing, and drive-in businesses, except accessory use gas stations.

In certain areas some uses maybe prohibited:

- Residential uses and new hotels shall be prohibited in the Harborfront where such uses may create conflicts with the water-oriented function of the area.
- . Light manufacturing uses and heavy cargo handling facilities may be prohibited in areas where these uses are incompatible with the desired character of the **district**.



Street Level Use

Adult motion picture **theaters** and adult panoramas are incompatible with the residential character of residential, mixed use and special review districts, and the Harborfront

LAND USE DISTRICTS

POLICY LU-1 O: DOWNTOWN CLASSIFICATIONS AND OVERLAY DISTRICTS

In recognition of the diversity of downtown's many parts, 11 land use district classifications established to regulate uses and physical development, as follows:

- Downtown Office Core-1 (**DOC-1**).
- Downtown Office Core-2 (**DOC-2**).
- Downtown Retail Core (**DRC**).
- Downtown Mixed Commercial (**DMC**).
- Downtown Mixed Residential (**DMR**).
- Pike Market Mixed (**PMM**).
- Pioneer Square Mixed (**PSM**).
- International District Mixed (**IDM**).
- International District Residential (**IDR**).
- **Downtown Harborfront-1 (DH-1)**.
- **Downtown Harborfront-2 (DH-2)**.

Where past planning activities have established special overlay regulations to recognize sensitive environmental, physical, historical or cultural qualities, the land use district classification shall be coordinated with the following overlays

- Pike Place, Project Urban Renewal Area.
- Pike Place Market Historic District.
- Pioneer Square Preservation District.
- International Special Review District.
- Seattle Shorelines Master Program.

Implementation Guideline 1 District Classification

Each classification shall establish the district's function, criteria for determining boundaries, appropriate uses and density, and **heights** and

site development standards to regulate physical form.

Implementation Guideline 2 Land Use District Locational Criteria

Locational criteria shall guide the establishment of district boundaries.

A. Function

Certain areas are **characterized** by a specific **activity**. **Usually this** activity occurs because of factors critical to its successful operation, such as access to transportation, topographic conditions, or the presence of a particular amenity. The office and retail cores are examples of areas identified by a particular function.

Where it is desirable to protect or promote specific functions, uses related to or compatible with that function shall be encouraged. Conflicting uses shall be restricted.

The maximum amount of space, or gross floor area, allowed shall be established by [land use classification]. In areas without overlay regulations, the density of "uses which generate employment shall be controlled through a floor area ratio (FAR), and the density of residential uses generally controlled through the combination of height and bulk regulations.

B. Scale and Character of Development
Areas like Pioneer Square, the International District and the retail core are distinguished by a consistent scale and character of development. Land use district boundaries shall reinforce these special areas. Development standards for new development shall respect established patterns, both in physical scale and nature of activity.

In some parts of downtown a new character will be created. Direction for the scale and character of development shall be provided to create the desired physical environment in these areas.

C. Transportation and Infrastructure Capacity
Employment growth shall occur only where additional trips generated by new development can be accommodated by the existing and planned **transportation** network. The location of I-5 and proposed improvements to the transit system, including the transit tunnel, define those areas of **downtown** with the greatest accessibility.

D. Relationship to Surrounding Activity
Edges shall be a major factor in establishing the boundaries of [and use **districts**. **District** designations shall create or reinforce areas with distinctive functions in some cases, while providing **desirable** transitions between, different functions and levels of activity in others.

Many identifiable edges distinguish where one area of downtown ends and another begins. Features, such as I-5 and Denny Way, or significant changes in topography create abrupt, distinctive edges. Other edges are more subtle, resulting from a gradual change in use or intensity of development.

Implementation Guideline 3 Overlay Classification

Overlay regulations have been established by earlier planning to further specific goals and objectives for areas of downtown where guidance is needed to protect and promote special qualities. These regulations shall be continued and supported by underlying zoning and coordinated to avoid redundancies or conflicts.

POLICY LU-11 : DOWNTOWN OFFICE CORE- 1 (DOC- 1)

Downtown Office Core- 1 shall apply to **the** area of most concentrated office activity. A large share of downtown's future employment growth shall be accommodated within this district where the existing and planned infrastructure can accommodate growth. Although the area is intended primarily for office uses, other uses including

housing, **retail**, hotels and **cultural** and entertain-ment facilities **shall** be encouraged to add diversity and **activity** beyond the working day.

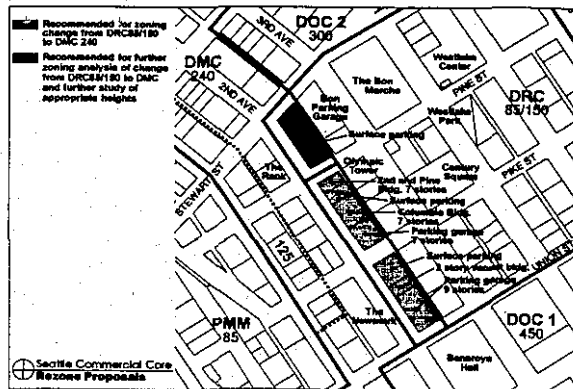
This area **shall** have the highest **allowed** density with development standards regulating **building** design to reduce adverse impacts on sidewalks and other pedestrian areas.

POLICY LU-12: DOWNTOWN OFFICE CORE-2 (DOC-2)

Downtown Office Core-2 **shall** apply **to** those areas adjacent to the office core determined appropriate for office expansion or where a transition in density to mixed use areas is, desirable. The district shall be primarily for office use with a mix of other activities encouraged to add diversity, **particularly** beyond the hours of the normal working day. The **district** shall provide scale and density transitions to adjacent areas and reduce pressures for development of major office uses in the retail core and adjacent residential areas.

POLICY LU-13: DOWNTOWN RETAIL CORE (DRC)

Downtown retail core shall apply to the area containing the major department stores and having the greatest concentration of "downtown's retail activity. The district shall be the principal center of shopping for both the downtown and the region. Uses other than retail shall be allowed to the extent that they augment but do not detract from **this** primary function. An active and pleasant street level environment shall be maintained through development standards specifically tailored to the unique function and character of this area.



POLICY LU- 14: DOWNTOWN MIXED COMMERCIAL (DMC)

Downtown Mixed Commercial shall apply to those areas surrounding the office core, office expansion areas and retail core to provide a transition in the level of activity and scale of development. The areas designated DMC shall be characterized by a diversity of uses. Office and commercial use shall be permitted, but at lower densities than in the office areas. Housing and other uses generating activity without substantially contributing to peak hour traffic demand shall be encouraged. To promote diversity and compatibility with adjacent areas, one of five height limits shall apply to each area designated DMC.

POLICY LU-15: DOWNTOWN MIXED RESIDENTIAL (DMR)

Downtown Mixed Residential shall apply to those areas outside special review districts identified for development of a predominantly residential community in conformance with the Framework Policies. While the primary use shall be residential, other compatible uses shall be allowed to the extent that they reinforce and do not detract from the primary function of the area.

One of two mixed use designation shall be applied to achieve subarea objectives; DMR/R or DMR/C. The DMR/R designation shall apply to those areas now predominantly residential in character or containing large amounts of underutilized land, non-residential

uses may be present but should be of modest scale, likely to change in the future, or neighborhood serving in character. The DMR/C designation shall apply to those areas containing housing or having housing potential where larger scale, non-residential serving commercial development now exists and it is likely to remain.

To promote diversity and harmony with existing development and allow a variety of housing forms, multiple height, mix of use and density classifications shall be established. Development standards shall control towers and promote a pleasant street level environment conducive to a high density residential environment.

POLICY LU-16: PIONEER SQUARE MIXED AND SPECIAL REVIEW DISTRICT (PSM)

Pioneer Square Mixed shall apply to the Pioneer Square District area. This designation and the Pioneer Square Preservation District regulations shall recognize the historic nature of the area and allow flexibility and discretion in controls, regulations and guidelines both for present conditions and those which may develop in the future. The Pioneer Square Mixed designation and Preservation District regulations shall encourage mixed use development compatible in use and scale with existing development in Pioneer Square.

POLICY LU-17: INTERNATIONAL DISTRICT MIXED AND SPECIAL REVIEW DISTRICT (IDM)

International District Mixed shall apply to those areas of the International Special Review District identified for mixed use development in conformance with the Downtown Framework Policies. The IDM designation and the regulations of the International Special Review District shall recognize and promote the area's unique social, mix of use and urban design character. A wide range of uses, housing above the street level, and the rehabilitation of existing buildings shall be encouraged. The IDM designation and Special Review District

regulations shall allow flexibility and discretion in controls, regulations, and guidelines both for present conditions and those which may develop in the future.

Three height districts shall be established within the International District Mixed area as follows

A. IDM 65-150

To maintain the predominance and character of the historic Union Station structure, the height of new buildings shall be limited to 65 feet in the area bounded by South Jackson Street, Fourth Avenue South, Airport Way South and Fifth Avenue South. Within this area height may be increased to 150 feet through the planned community development process in accordance with Policy **IM- 1**: Planned Community Development.

B. IDM 75-85

To ensure compatibility of scale in the core of the district, new buildings shall be limited to a height of 75 feet. The base building height may be increased to a maximum of 85 feet, if at least 50 percent of the gross floor area of a project is in residential use.

C. IDM 100-120

To provide compatibility in scale with the bordering areas of Pioneer Square and the International District hilltop, new buildings shall be limited to a height of 100 feet in the area bounded by South Jackson Street, Fourth Avenue South, **Yesler** Way and Fifth Avenue **South**. The 100-foot base building height may be increased to a maximum of 120 feet if at least 75 percent of the gross floor area of a project is in residential use, or through a planned **community** development process in accordance with Policy 47: Planned Community Development.

POLICY LU-18: INTERNATIONAL DISTRICT RESIDENTIAL AND SPECIAL REVIEW DISTRICT (IDR)

international District Residential **shall** apply to those areas of the International Special Review District identified for development as a predominantly residential neighborhood in conformance with the Downtown Framework Policies. While the primary use **shall** be residential, other compatible uses **shall** be" allowed to the extent that they reinforce and do not detract from the primary function of the area. The IDR designation and the regulations of the International Special Review District shall recognize and promote the area's unique social and urban design character.

POLICY LU-19: DOWNTOWN HARBORFRONT-1 AND SHORELINE ENVIRONMENT (DH-1)

Downtown Harborfront- 1 shall apply to waterfront lots and adjacent harbor areas covering the same area as the proposed Urban Harborfront Shoreline Environment. This designation and the Seattle Shorelines Master Program shall encourage economically viable marine uses to meet the needs of waterborne commerce, facilitate the revitalization of downtown's waterfront, provide opportunities for public access and recreational enjoyment of the shoreline, preserve and enhance elements of historic and cultural significance and **preserve** views of Elliott Bay and the land forms beyond.

A. Historic Character Area. An overlay to the base regulations shall be established to provide more detailed guidelines for the **preservation** and restoration of groupings of piers having an identifiable historic character.

Location. An historic character area shall be designated in the Urban Harborfront Shoreline Environment inclusive of Piers 54 through 59 but excluding the new Aquarium structure, an area characterized by the consistent, contiguous pattern of finger piers and historic transit sheds.

Development Regulations. Base regulations shall be augmented by development guidelines to preserve and restore the historic maritime character of this area. Guidelines shall be developed for architectural form, building facade, **fenestration**, signage, landscaping, street furniture, and use of building materials in keeping with the historic character of the finger pier and transit shed configuration.

B. Water Dependent Incentive. Those waterfront lots not located in the historic character area shall be eligible for an incentive which provides regulatory flexibility to encourage projects with a significant water dependent component.

Incentives shall be provided to encourage the retention of existing and development of new water dependent uses. For development which includes a significant water dependent component, in addition **to** the required **moorage**, development standards shall allow greater development potential and design flexibility than permitted by the base regulations.

POLICY LU-20: DOWNTOWN HARBORFRONT-2 (DH-2)

Downtown **Harborfront-2** shall apply to those areas near the downtown shoreline where development potential offers the opportunity to enhance public access and enjoyment of the waterfront. A mix of uses shall be allowed to facilitate the objectives of public access, enjoyment and recreation. Because the areas designated **DH-2** are partially within a shorelines environment, development standards shall include use and bulk regulations to carry out shorelines goals, and preserve views of the water. A diversity of uses and buildings of small scale shall be preferred. Public open space shall be a priority in this area and incentives shall be offered for provision of open space integrated with an overall plan for public access improvements in the Harborfront.

POLICY LU-21: PIKE MARKET MIXED (PMM)

Pike Market Mixed **shall** apply to the area encompassed by the Pike Place Project Urban Renewal Plan. This land use district **shall** recognize and preserve the unique character, scale_ and function of the Market and its surroundings, and allow development of compatible mixes of uses in conformance with adopted plans and policies for the Market. The Pike Place Project Urban Renewal Plan and the Historic District Preservation Plan shall guide development in this area.

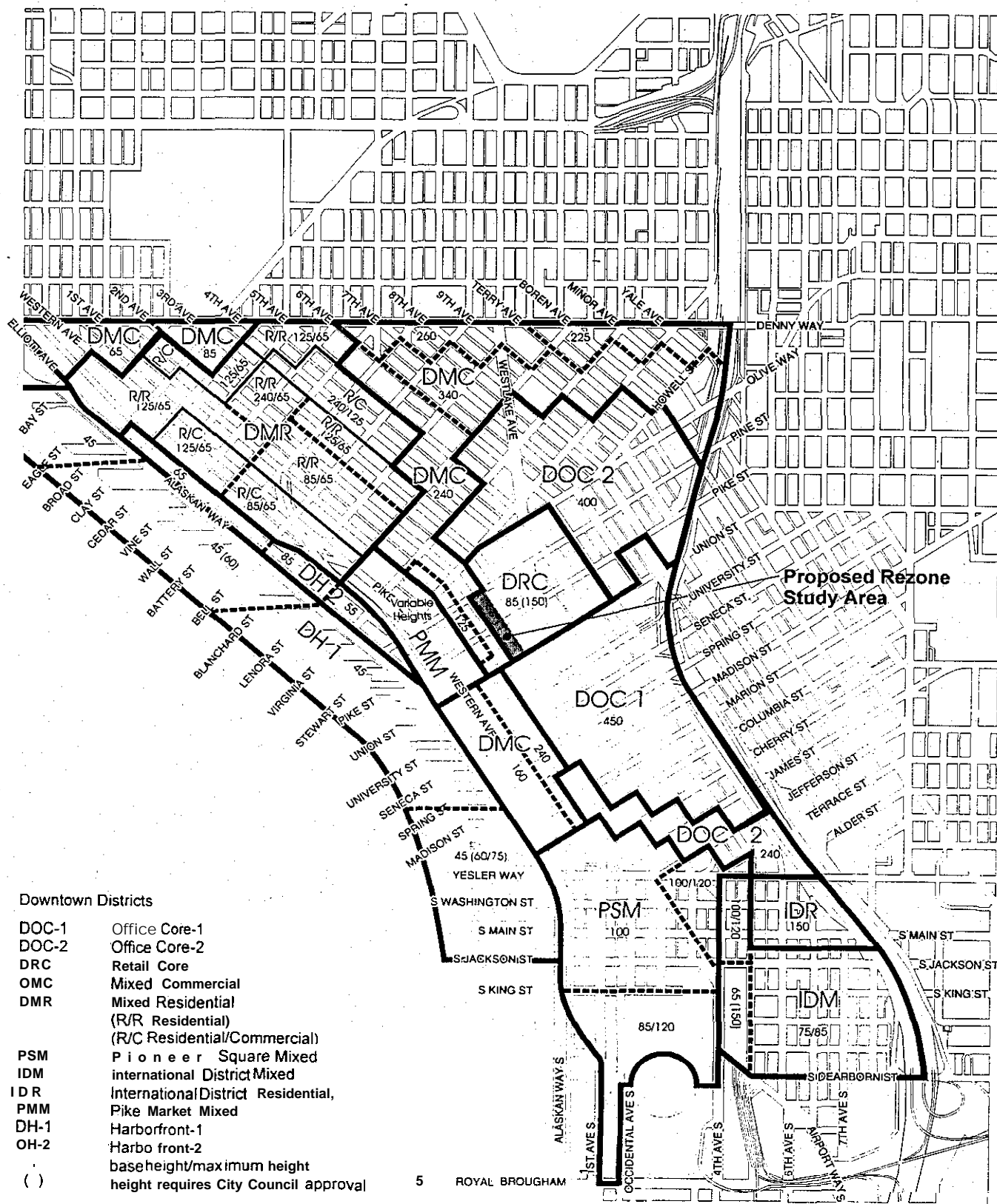
INCENTIVES SYSTEM

POLICY LU-22: FLOOR AREA BONUS SYSTEM

incentives for the inclusion of features determined to be of benefit to the public because they mitigate **the** impacts of new development, shall be provided by granting additional floor area in conformance with downtown policies, density regulations of the appropriate land use district classification, and design review. The value of the bonus **shall** reflect both public priority for the feature' and the cost of providing it. The total of all additional development rights granted for public benefit features shall be limited by a maximum floor area ratio.

Implementation Guideline 1: General Bonus ures

Reevaluate, simplify and balance the menu of General Bonus Features. General bonus features shall be established in order 1) to increase housing production, 2) to prioritize features that support housing, 3) to address



Downtown Zoning Classifications

the demand created by increased employment densities downtown, 4) to provide needed open space, 5) to improve urban design qualities, 6) to enhance pedestrian circulation, and 7) to improve the appearance of the cityscape and skyline. Additional development rights shall be **granted** for the following features near target populations, in "conformance with the regulations of the appropriate land use district classification and subject to design review

A. Human Services. To **allow** facilities to locate near target populations, this incentive bonus shall apply in all downtown areas where floor area increases are permitted.

B. Child Care Services. To allow facilities to be in close proximity to places of employment and to encourage affordable child care for the downtown work force, this incentive bonus shall apply in all areas where floor area increases are permitted.

C. Cinema. To encourage **activity after** working hours, this incentive bonus shall **apply in all** areas where **floor** area increases are permitted.

D. Shopping Atrium. To encourage intensification of retail shopping activity in the retail core and adjacent areas, floor area increases shall be granted for public spaces of varying in sizes that provide a combination of retail shopping and passive recreational spaces directly accessible from the street. These will be interior spaces with high ceilings, seating and landscaping surrounded by shops and services which may be on several levels.

E. Shopping Corridor. To enhance pedestrian circulation as well as provide for additional retail frontage, floor area increases shall be granted for through-block passages lined with shops connecting parallel avenues in the retail core and adjacent areas.

F. Retail Shopping. Provision of space for retail shops, restaurants, personal services,

amusement establishments, galleries and other uses that are retail in character shall be granted additional floor area. Banks, airline ticket agencies, travel agencies and similar uses shall not qualify for this incentive.

Qualifying uses shall be granted a "floor area increase in all areas, except **the** retail core, when fronting on any Class I Pedestrian Street **and along** Green Streets in commercial areas.

G. Parcel Park. **Small** landscaped open spaces which include retail activity and are suited to a variety of activities shall be granted additional floor area. The park shall be **within** 3 feet of the sidewalk level along the primary street frontage. To avoid disruption of the street wall, the street opening shall be limited, and only one parcel park shall be permitted per street front. Additional floor area **shall** be granted for parcel parks in all downtown **office** and mixed commercial areas.

H. Residential Parcel Park. Additional floor area shall be granted for small landscaped residential parcel parks to reinforce residential areas, and provide neighborhood public space for passive and active recreational activities. Street frontage requirements **shall** be similar to parcel parks. Floor area increases for this incentive shall be limited to mixed use residential areas where floor area increases are permitted.

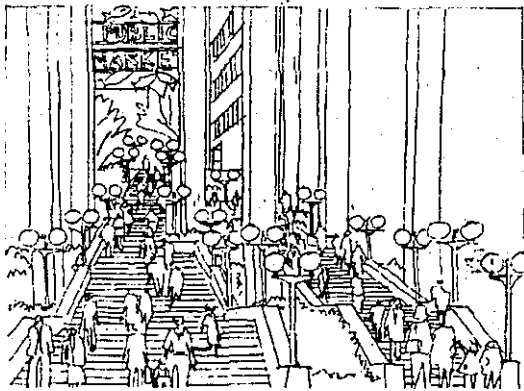
1. Green Streets. Additional floor area shall be granted for participation in the development of green **streets** abutting new projects in accordance with an adopted green street development procedure. This incentive shall be granted only for specified improvements along designated green streets in accordance with the provisions of the Open Space Element..

J. Rooftop Garden - Street Accessible. Additional floor area shall be granted for the inclusion of open space on rooftops near **street** level which improve the appearance of the cityscape from street level and the upper floors of surrounding buildings. Street

accessible rooftop gardens shall be landscaped open space directly accessible and visible from the street or other public open space. Additional floor area for this feature **shall** be granted in all office and mixed commercial areas.

K. Rooftop Garden - Interior Accessible. Additional floor area shall be granted for landscaped public open spaces located on rooftops to a maximum of 240 feet above grade. Rooftop gardens shall be directly accessible from the elevator lobby of the floor on which they are located. Identification of the location of the rooftop garden shall be posted at the main entrance of **the** building and in each elevator. Floor area increases for rooftop gardens shall be granted in **all** office and mixed commercial areas.

L. **Hillclimb** Assist. Additional floor area shall be granted for pedestrian corridors that incorporate mechanical features such as elevators or escalators, across sites with slopes of 10 percent or more, to aid pedestrian movement up and down steep slopes connecting two parallel avenues.



M. Hillside Terrace. Additional floor area shall be granted for public open space extensions of the sidewalk on steeply sloping streets which promote a better relationship **between** the building and sidewalk and make travel on foot more pleasant. The terrace shall extend along the majority of the street

frontage of the site and include shopping uses.

N. Harborfront Open Space. Additional floor area **shall** be granted for open space that improves public circulation between the waterfront and **upland** areas and conforms with guidelines developed for the Alaskan Way_ Harborfront Public Improvement **Plan**. The open space shall have **frontage on** - Alaskan Way or have direct access to it through a public space.

O. Sidewalk Widening. Additional floor area shall be granted for sidewalk widening when **buildings** are set back from the street property line to meet the minimum sidewalk width requirement in accordance with the Pedestrian Street Classification schedule of Implementation Guideline 4, Policy 8: Street Classification System.

P. Overhead Weather Protection. Additional floor area shall be granted for overhead weather protection that covers portions of the sidewalk. Included shall be nonstructural features like canopies, awnings and marquees and structural features like **building** overhangs and arcades. This incentive **shall** apply along all streets designated Class I Pedestrian Streets in accordance with Policy 8: Street Classification System.

Q. Voluntary Building Setback. Additional floor area shall be granted for voluntary building setbacks which increase the landscaped area along Green Streets **in mixed** use residential areas where floor area increases are permitted. To be eligible for this incentive, the setback must reinforce the character of the Green Street and provide a unifying element within the residential area.

R. Sculptured Building Tops. Additional floor area shall be granted for reductions in bulk within the upper floors of structures in office areas to improve **the** appearance of the downtown skyline and provide light and air to the street. Additional floor area and building

height shall be granted for the total amount of area by which each floor is reduced.

S. Short Term Parking. Additional floor area shall be granted for provision of short-term parking to meet shopper and visitor parking needs in retail areas. Short term parking **shall** be marketed, priced or operated in such a manner as to discourage **its** use for parking durations longer than 6 hours.

T. Small Site Development. Additional floor area shall be granted for development of sites less than 15,000 square feet in area in office and retail areas, and for existing structures on smaller sites in mixed residential areas to encourage smaller structures that will add diversity to downtown, reduce development pressures on older structures and preserve a more human scale in the streetscape.

Floor area ratio restrictions shall be eliminated on small sites (less **than** one-fourth block in area) provided **that** 1) the building area is regulated by height **limits**, 2) parking requirements are satisfied by optional **fee-in-lieu** payment, 3) the project incorporates overhead weather protection, ground floor retail/commercial, sculptured building tops, and public benefit features or housing bonuses to achieve a building area greater than 15 FAR; and 4) the project undergoes design review.

U. Consider expanding Grocery Store **bonus** beyond current level.

Implementation Guideline 7 Special Criteria

Certain bonuses shall be subject **to** special criteria and review by the Director of DCLU and will not be automatically granted. [Consider eliminating **this** implementation guideline, making the following features general bonus features and including them in implementation Guideline 1 of Policy **LU-22**: Floor Area Bonus System above.

A. Performing Arts Theater. To promote downtown as a center for cultural and

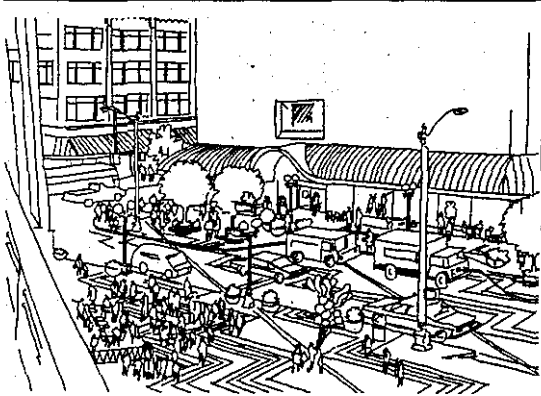
entertainment activities, to foster the arts in the **City**, and attract people to office areas during evening hours, bonuses **shall** be granted for facilities expressly designed for the production and presentation of legitimate live performances. Theaters ranging in size from 200 to 3,000 seats plus support areas. such as the lobby, stage, and production **storage** space shall be **eligible** to receive a bonus.

Additional floor area shall be granted for the renovation and presentation of Landmark Performing Arts Theaters. Bonuses shall be subject to special evaluation criteria to ensure that there is a long term demand for a theater of the proposed design and size, and that there is a sound financial plan for long term operation and management of the theater.

B. Public Display Space. Bonuses shall be granted for interior public space used to preserve and exhibit natural, scientific, historical, cultural or literary objects of interest or works of art by public or private non-profit organizations. Bonuses shall not be granted for commercial gallery or display space or for building lobby space. This bonus shall be subject to special **evaluation** criteria to ensure that there is public demand for the proposed exhibit facility and a sound financial plan for long term operation and management. [Consider eliminating this feature for the whole downtown, while still allowing individual downtown neighborhoods to provide this feature as a bonus item..]

C. Urban Plaza. Bonuses shall be granted for the provision of major public open spaces integrated with the downtown transit system and open space network in areas of concentrated office development. Plazas shall be strategically located to denote important places within downtown, create a focus for surrounding development, and increase light and air within the public street environment. This bonus shall be subject to special evaluation criteria to ensure locations where

large open spaces would complement the proposed transit system, open space network and an active street level environment.



D. Transit Station Access. To integrate the pedestrian network with the proposed transit system and to minimize sidewalk conflicts, bonuses shall be granted for provision of transit station access associated with private development. Bonuses shall be available for three kinds of access:

1) mechanical access where the transit station is generally below the access point necessitating elevators and escalators for convenient travel; 2) grade level access where topographic conditions allow access approximately **level** with the station mezzanines and opportunities for daylight into stations; and 3) provision of an easement on the private development site for public construction of the transit station access.

The bonus shall be granted in office and retail areas on sites proximate to the transit stations up to a maximum of 30,000 square feet of additional floor area. Approval shall be subject to special evaluation criteria to ensure that the location and design of the transit station access is well integrated with the transit system and street level pedestrian network.

E. Public Atrium. To provide weather protected space within office areas for passive

recreational activities, temporary arts events and other public gatherings, bonuses shall be granted for the provision of **skylighted** public atriums. This bonus shall be subject to special evaluation criteria to ensure that the space is a functionally independent part of the **building**, separated from building lobbies and internal circulation **paths**, and has direct **access** to a street or public open space.

F. Housing. Development of low and **low-**moderate income housing in accordance with Policy 12: Housing Development shall qualify for a floor area bonus.

Implementation Guideline 3: Council Conditional Use

Certain bonuses shall be subject to review' and approval by **City Council**. Since these bonuses allow exceptions to density, height and development standards in highly sensitive areas of downtown, they may be granted outright, granted **with** conditions or denied.

A. Major Retail Store. Bonuses may be granted for development which includes space for major new retail firms with established reputations that will attract **customers** from a regional area. Bonuses shall be granted only in the retail core for major retail stores which must be at [east 80,000 square feet in size; **the** maximum floor area eligible for a bonus shall be 200,000 square **feet**. Since this bonus allows exceptions to density, height and setback regulations for the retail core, City Council review and approval shall be required, in conformance with **Policy 30: Downtown Retail Core**.

8. **Performing Arts Theater** in the Retail Core. To promote downtown as a center for cultural and entertainment activities, to foster the arts in the **City**, and attract people to the retail core during afternoon and evening hours, bonuses shall be granted for facilities **expressly** designed for the production and presentation of legitimate live performances. The same size, design and evaluation criteria **shall** be used as for the performing arts

theater bonus in Implementation Guideline 2; however, since in the retail core this bonus will allow exceptions to height, density and development standards, **City** Council review and approval shall be required in conformance with Downtown Retail Core policies.

C. Water Dependent Incentive. To encourage retention and development of new water dependent uses, height and **lot** coverage exceptions may be granted for development **which** includes a significant water dependent use on waterfront **lots** in the' downtown harborfront. This bonus shall be subject to development standards and performance criteria of Downtown Harborfront- 1 and Shoreline Environment **policies**, and shall require City Council review and approval.

[Implementation Guideline 4: Special Incentive Packages

A. Housing Super Bonus. A Housing Super Bonus incentive package shall be allowed in DOC1, DOC2 and DMC (of the Commercial Core neighborhood) zones in order to create new housing units that **serve** low and **low-**moderate income households.

B. Historic Building **Conservation** Super Bonus. A Historic Building Conservation Super Bonus incentive package shall **be** allowed in **DOC1**, DOC2 and DMC zones in order to encourage retention of the city's architectural heritage.

Implementation Guideline 5: Value of Floor Area Increases

In each area where bonuses are allowed, the value of floor area bonuses shall reflect 1) the benefit provided to mitigate the impacts of increased development, 2) the cost to provide the desired feature, 3) the geographic location of the feature relative to neighborhood needs and to the location of similar public benefit features, and 4) neighborhood goals

There shall be no tiering used to calculate maximum floor area ratio allowances. Rather, bonus values shall reflect priorities established by the neighborhood **plans**. Housing shall be the highest priority bonus feature.

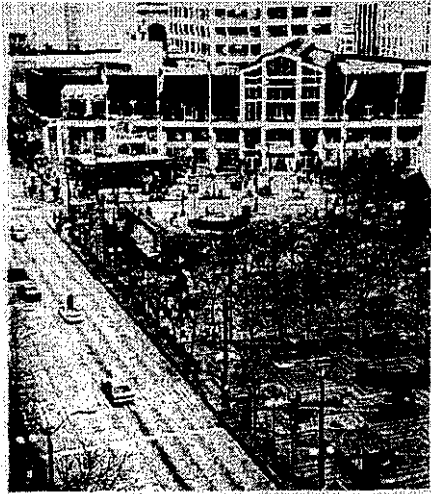
The menu of bonus features, their priorities, utilization, and values shall be reassessed every five years. The goals and policies that serve as the basis for determining bonus features shall be reevaluated every ten years. Adjustments to **the** bonus system shall be made in concert with adjustments to TDR programs.

Implementation Guideline 6: Art in Public Spaces

To add interest and enrich the quality of public spaces, each **interior** and exterior public benefit feature that includes a commonly accessible open space shall include works of art. The art shall be an integral part of the design of the open space and may be incorporated through a variety of means. The art may be part of wall or paving surfaces, elements of landscaping, fountains, or free standing sculpture.

Artwork shall be included in the following public benefit features
[Modify the following list to reflect changes to the General Bonus Features above.]

- . Shopping Atrium
- . Shopping Corridor
- . Parcel Park
- . Residential Parcel Park
- Green Street
- . Rooftop Garden, Street Accessible"
- . Rooftop Garden, Interior Accessible
- Hillside Terrace
- . **Harborfront** Open Space
- . Urban Plaza
- . **Public** Atrium
- Performing Arts Theater



Implementation Guideline 7 Floor Area Exemptions

Generally, features meeting the standards of the public benefit features rule, whether granted a floor area bonus or not, shall "be exempt from the calculation of permitted FAR regardless of the maximum **bonusable** area limitations. The floor area exemption for street level retail shall be governed by the density and use schedule of the land use district where the bonus is allowed.

Implementation Guideline 8 Street Wall Exemptions

All street frontage along public open spaces meeting the criteria of the public benefit features rule whether granted a floor area bonus or not shall be exempt from the **requirements** of Policy 18: Street Level Development Standards.

POLICY LU-23: TRANSFER OF DEVELOPMENT RIGHTS

A Transfer of Development" Rights (TDR) system shall be established to allow for variations in building scale and to encourage the **preservation** of buildings and uses that are scarce public benefit resources. **Because** a limited market for development rights exists, the **use** of TDR shall be controlled based on the following priorities: 1) retention and rehabilitation of low income and low-

moderate income housing throughout downtown; 2) **preservation** of **Seattle** landmarks throughout downtown, especially in areas where development pressure threatens these **structures**; and 3) a menu of options that are equivalent in terms of **priority level**, including:

- **Preservation and maintenance of**
 - Landmark Performing Arts Theaters
 - Compatible in-fill development in historic districts
 - Retention of varied building scale
 - Creation of open space

Implementation Guideline 1 Low and Low-Moderate Income Housing

The transfer of unused development rights from structures in low and low-moderate income housing use to sites located elsewhere in the downtown shall be allowed according to conditions of Implementation Guidelines 5 and 6. Development rights shall not be transferred from major **parking** on the site. When this mechanism is used, the low and low-moderate income housing **shall** be brought into compliance with the housing and building codes, if necessary. Consider making the transfer of development rights from low and low-moderate income housing projects part of the floor area ratio bonus system without restricting their use as the only means of achieving maximum floor **area** ratio.

Implementation Guideline 2 Seattle Landmarks

The transfer of unused development **rights** from designated Seattle Landmarks, located south of **Virginia** Street, and Landmark Performing Arts Theaters to sites located elsewhere in **the** downtown shall be allowed. Transfers from designated Seattle Landmarks shall be subject to the limitations on sending and receiving sites contained in Guidelines 5 and 6. The structure from which development **rights** are transferred shall be maintained or restored as specified by the Seattle Landmarks Preservation Board, and according to the procedures in the **Public** Benefit Features Rule.

**Implementation Guideline 3 Seattle
Landmark Building Inefficiency**

The transfer of unused development rights from designated Seattle Landmarks to other downtown sites shall be allowed to compensate for inherent functional, structural inefficiencies that **limit** leasable area. Structural inefficiencies shall be calculated at a rate of four times the percentage of building inefficiency that exceeds **10%** of the building's net **floorplate**. Projects that are restored as specified by the Seattle Landmarks Presentation Board shall be eligible for the Landmark Building Conservation Super Bonus contained in Implementation Guideline 4 of **Policy 23: Floor Area Bonus System** above.

**Implementation Guideline 4 Historic District
In-Fill Development**

The transfer of unused development rights from new development on sites vacant prior to January 1, 1984, located in an historic district not subject to an urban renewal plan, to sites located elsewhere in the downtown shall be allowed. Buildings with abatement orders as of January 1, 1984, and parking lots, including minor structures accessory to parking operations, shall be considered vacant for the purpose of this transfer provision. Transfers from in-fill sites shall be subject to the limitations on sending and receiving sites.

Building

Scale Incentive

Within office and retail districts, the transfer of unused development rights between sites located on the same block shall be allowed regardless of the use on the sending site. This same provision shall apply whenever a block is located partially in an office district and partially in any other district from which development rights may be transferred. Both transfer provisions shall be subject to the limitations on sending and receiving sites contained in Guidelines 9 and 10.

**Implementation Guideline 6 Small Building
Preservation**

For existing small buildings (less than **8,000**-square-foot floorplates) the transfer of unused development rights to other downtown sites **shall** be allowed. Unused development rights shall be calculated at a multiplier of four times the allowable floor **area-ratio**. Buildings shall be renovated in compliance with Landmark Board standards.

**Implementation Guideline 7 Municipal
Properties**

For City-owned property, the transfer of unused development rights to open space sites located **within** the downtown shall be allowed. Proceeds from the sale of transferred development rights **shall** be allowed to be earmarked to finance implementation of Green Streets.

**Implementation Guideline 8 Open Space
Sites**

For sites retained or developed as open space, the transfer of unused development rights to other open space projects located within the downtown shall be allowed. Open space sending and receiving sites shall conform **to** the location and development criteria established by the downtown neighborhood plans and the downtown urban design framework plan. Open space developed as part of a project's bonus features shall not be eligible.

**Implementation Guideline 9 Limitations on
Sending Sites**

Development rights may be transferred only for the purposes established by Guidelines 1, 2, 4 and 5, from sites located in those downtown districts not designated Harborfront or governed by an Urban Renewal Plan. The amount of floor area that may be transferred **shall** vary by district consistent with the character, function and densities allowed in the district.

**Implementation Guideline 10 Limitations on
Receiving Sites**

Development rights may be transferred only to sites located **within** an office, retail or mixed commercial district not contained within a Special Review District. Limits on the amount and location of sites that may received the transferred floor area shall vary by district consistent with the character, function and densities allowed in the receiving location.

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MAP OF EXISTING BONUSED PUBLIC
BENEFIT FEATURES
TO BE REVISED OR ELIMINATED

